

Chapter 21.36

P-U PUBLIC UTILITY
ZONE

Sections:

- 21.36.010 Intent and purpose.
- 21.36.020 Permitted uses and structures.
- 21.36.030 Precise development plan.
- 21.36.040 Procedure.
- 21.36.050 Conditions.
- 21.36.060 Minimum lot area.
- 21.36.070 Lot coverage.
- 21.36.080 Parking and loading areas.
- 21.36.090 Landscaping required.
- 21.36.100 Final precise development plan.
- 21.36.110 Uses and structures permitted by conditional use permit.

21.36.010 Intent and purpose.

The intent and purpose of the P-U zone is to provide for certain public utility and related uses subject to a precise development plan procedure to:

- (1) Insure compatibility of the development with the general plan and the surrounding developments;
- (2) Insure that due regard is given to environmental factors;
- (3) Provide for public improvements and other conditions of approval necessitated by the development. (Ord. 9441 § 1 (part), 1975; Ord. 9268 § 1 (part), 1971; Ord. 9060 § 1390)

21.36.020 Permitted uses and structures.

In the P-U public utility zone only the following uses and structures may be permitted subject to the requirements of this chapter and to the requirements of Chapters 21.41 and 21.44:

- (1) Generation and transmission of electrical energy;
- (2) Public utility district maintenance, storage and operating facilities;
- (3) Governmental maintenance and service facilities;
- (4) Processing, using and storage of:
 - (a) Natural gas,

- (b) Liquid natural gas,
- (c) Domestic and agricultural water supplies;
- (5) Using and storage of fuel oils;
- (6) Energy transmission facilities, including rights-of-way and pressure control or booster stations for gasoline, electricity, natural gas, synthetic natural gas, oil or other forms of energy sources;
- (7) Petroleum products pipeline booster stations;
- (8) Agriculture: Only the following agricultural uses, and buildings accessory to such agricultural uses, are permitted in the P-U zone:
 - (a) Field and seed crops,
 - (b) Truck crops,
 - (c) Horticultural crops,
 - (d) Orchards and vineyards,
 - (e) Pasture and rangeland,
 - (f) Tree farms,
 - (g) Fallow lands,
 - (h) Greenhouses;
 - (9) Recreational facilities (public or private, passive or active);
 - (10) Wastewater treatment, disposal or reclamation facilities;
 - (11) Any other use which the planning commission or city council may determine to be similar to the permitted uses in the zone and to fall within the intent and purposes of the zone;
- Providing there shall not be permitted any use which creates noxious gas or odor, excessive sound vibration or significant atmospheric pollution;
- (12) Signs subject to the provisions of Chapter 21.41;
- (13) Satellite television antennae subject to the provisions of Section 21.53.130 of this code. (Ord. 9804 § 6 (part), 1986; Ord. 9785 § 22, 1986; Ord. 9674 § 2 (part), 1983; Ord. 9507 § 4, 1978; Ord. 9441 § 1 (part), 1975; Ord. 9268 § 1 (part), 1971; Ord. 9060 § 1391)

21.36.030 Precise development plan.

No building permit or other entitlement for any use in the P-U zone shall be issued until a precise development plan has been approved for the property. The precise development plan may include provisions for any accessory use necessary to conduct any permitted use. (Ord. 9441 § 1 (part), 1975: Ord. 9268 § 1 (part), 1971: Ord. 9060 § 1392)

21.36.040 Procedure.

An application for a precise development plan shall be made and processed in accord with the procedures for a zone change pursuant to Chapter 21.52 of this code, except that any council decision shall be final and need not be referred back to the planning commission. (Ord. 9530 § 1, 1979; Ord. 9441 § 1 (part), 1975: Ord. 9268 § 1 (part), 1971: Ord. 9060 § 1393)

21.36.050 Conditions.

The city council may impose such conditions on the applicant and the plan as are determined necessary and consistent with the provisions of this chapter, the general plan and any specific plans that include provisions for, but are not limited to, the following:

- (1) Setbacks, yards and open space;
- (2) Special height and bulk of building regulations;
- (3) Fences and walls;
- (4) Regulation of signs;
- (5) Landscaping;
- (6) Special grading restrictions;
- (7) Requiring street dedication and improvements (or posting of bonds);
- (8) Requiring public improvements either on or off the subject site that are needed to service the proposed development;
- (9) Time period within which the project or any phases of the project shall be completed;
- (10) Regulation of points of ingress and egress;
- (11) Parking;

(12) Regulation of the type, quality, distribution and use of reclaimed water, or reclaimed wastewater. (Ord. 9551 § 1, 1980; Ord. 9441 § 1 (part), 1975: Ord. 9268 § 1 (part), 1971: Ord. 9060 § 1394)

21.36.060 Minimum lot area.

The minimum required area of a lot in the P-U zone shall be not less than seven thousand five hundred square feet. (Ord. 9441 § 1 (part), 1975: Ord. 9268 § 1 (part), 1971: Ord. 9060 § 1395)

21.36.070 Lot coverage.

All buildings and structures, including accessory buildings and structures, shall cover no more than fifty percent of the area of the lot. (Ord. 9441 § 1 (part), 1975: Ord. 9268 § 1 (part), 1971: Ord. 9060 § 1396)

21.36.080 Parking and loading areas.

No parking or loading area shall be located:

- (1) In a front, side or rear yard adjoining a street;
- (2) Within ten feet of an interior side or rear property line. (Ord. 9441 § 1 (part), 1975)

21.36.090 Landscaping required.

Except for approved ways of ingress and egress and parking and loading areas, all required yards shall be:

- (1) Permanently landscaped with one or a combination of more than one of the following: Lawn, shrubs, trees and flowers;
- (2) Served by a water irrigation system and supplied with bubblers and sprinklers.

No walls or fences over four feet in height may be constructed in any area where landscaping is required. (Ord. 9441 § 1 (part), 1975)

21.36.100 Final precise development plan.

After approval, the applicant shall submit a reproducible copy of the precise development plan which incorporates all requirements of the approval to the city manager for signature. Prior to signing the final precise development plan, the

city manager shall determine that all applicable requirements have been incorporated into the plan and that all conditions of approval have been satisfactorily met or otherwise guaranteed.

The final signed precise development plan shall be the official site layout plan for the property and shall be attached to any application for a building permit on the subject property. (Ord. 9441 § 1 (part), 1975)

21.36.110 Uses and structures permitted by conditional use permit.

Subject to the provisions of Chapter 21.50, the following uses and structures are permitted by conditional use permit:

(1) Stands for the display and sale of aquaculture products grown on the premises. (Ord. 9809 § 3, 1986)